

# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF MAY 17, 2006

**TO:** PLANNING COMMISSION

**FROM:** DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** CONTINUANCE FOR PRECISE PLAN OF DESIGN (PPD) NO. 06-02

### SUMMARY

The project is a request to demolish two existing residential structures with an adjoining accessory building in order to construct a new 42,000 square-foot, three-story student apartment building with an underground parking garage. The proposed building is designed to house 58 students. The project site is part of an existing Loma Linda University property (21.05 acres) that is developed with other student housing structures, lecture facilities, laboratories, and a church (see Attachment A, Vicinity Map).

### RECOMMENDATION

Staff is recommending a continuance to the June 7, 2006 Planning Commission meeting in order to address the design issues of the Historical Commission. The modifications to the plans include a larger entry and front court yard area. The new design encroaches into the front building set back area. A variance application will be processed for the set back encroachment and will be reviewed in conjunction with the Precise Plan of Design application. The applicant is in agreement with staff's request and did not have any objections to the continuance.

Respectfully Submitted by

  
Allan Penaflorida  
Planning Technician

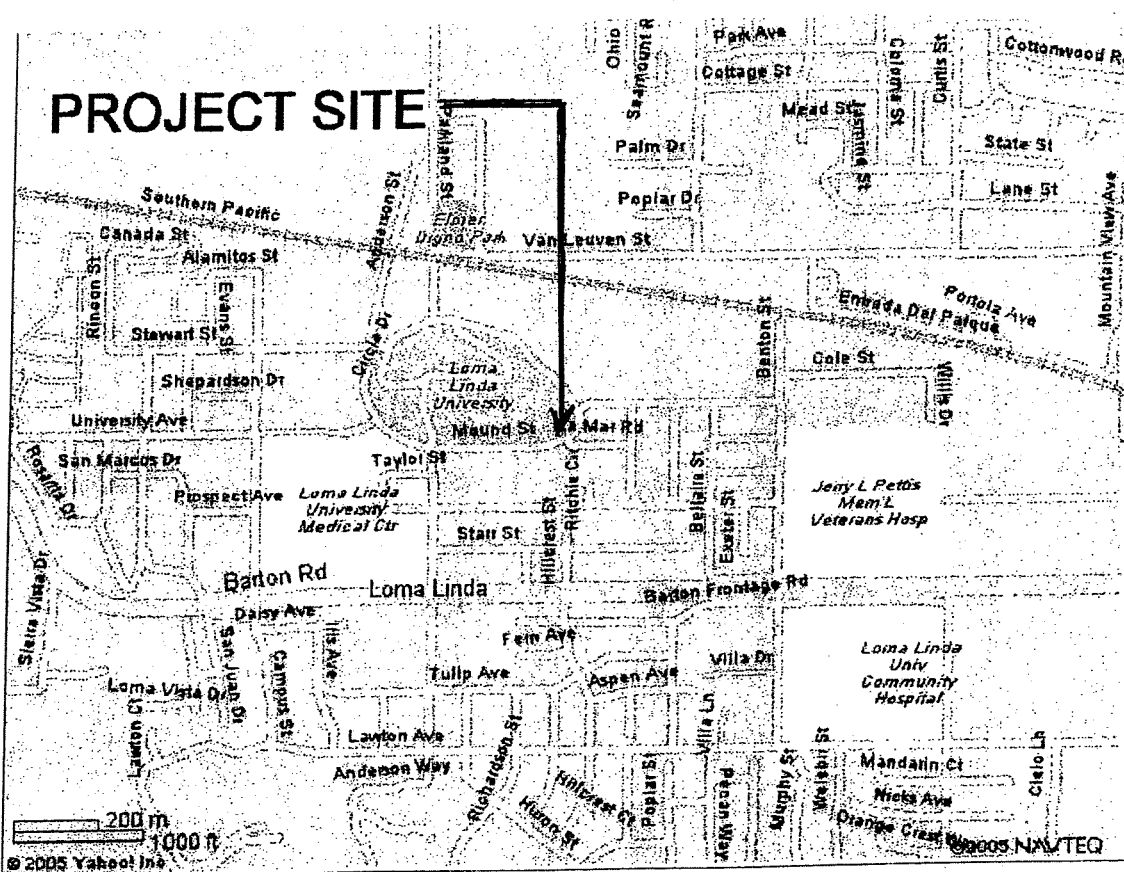
### ATTACHMENTS

A. Vicinity Map

# **Attachment A**

## **Vicinity Map**

# PROJECT SITE



## Vicinity Map for Precise Plan of Design (PPD) No. 06-02